Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	113/6 LORD STREET RICHMOND VIC 3121

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$650,000	&	$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$616,500	Property type	Unit	Suburb	Richmond
Period-from	01 Apr 2023	to	31 Mar 2024	Source	Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
409/6 LORD STREET RICHMOND VIC 3121	$625,000	21-Mar-24
404/18 COPPIN STREET RICHMOND VIC 3121	$656,000	21-Nov-23
7/59 STAWELL STREET RICHMOND VIC 3121	$672,000	20-Apr-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 30 April 2024

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409/6 LORD STREET RICHMOND VIC 3121

2 1 1

Sold Price RS **$625,000** Sold Date **21-Mar-24**

Distance **0km**



404/18 COPPIN STREET RICHMOND VIC 3121

2 1 1

Sold Price **$656,000** Sold Date **21-Nov-23**

Distance **0.35km**



7/59 STAWELL STREET RICHMOND VIC 3121

2 1 1

Sold Price RS **$672,000** UN Sold Date **20-Apr-24**

Distance **0.61km**

RS = Recent sale **UN** = Undisclosed Sale

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